

7/6/10 - Tuesday, July 6, 2010

**CITY OF EAU CLAIRE
PLAN COMMISSION MINUTES**

Meeting of July 6, 2010

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Kayser, Kaiser, Seymour, Klinkhammer, Larson, Hibbard, Pearson, FitzGerald

Staff Present: Messrs. Tufte, Reiter, Genskow

The meeting was chaired by Mr. Kaiser.

1. REZONING (Z-1472-10) “ TR-1A to R-3P, Prairie Park

Mr. Hibbard left the commission.

Rooney Properties has submitted a petition to rezone property located on the west side of Hwy. 53, south of I-94, from TR-1A to R-3P and to adopt the General Development Plan for the Prairie Park development. The site layout plan also acts as the preliminary condo plat for the project. The project proposed 12.52 acres of R-3P zoning with 88 dwelling units. The dwelling units are within 3-plex to 8-plex buildings. A public right-of-way (Prairie Drive) is extended to the site from Hwy. 53 to provide access to the project. Mr. Tufte cited the relevant sections of the Comprehensive Plan which address this area and multi-family development. Mr. Tufte also reviewed the recommended condition for approval of the General Development plan, future site plan, and Phase I preliminary condo plat.

Jim Rooney, applicant, spoke in support. He stated that his company has revised the plan and have met two times with Town neighbors and representatives, City officials, and City staff. He stated that he has no problem with the staff recommendations except the construction timetable for the west public street and the design recommendations of the 3-plexes. He felt the main facade of the 3-plexes should face the pond and not the private street. His firm has done many revisions of the plan and there is a reduction of density from the last proposal.

Janelle Henning, Town of Washington Administrator, spoke in opposition. She felt the proposal was still not compatible with the surrounding rural areas. The meetings that were held only served to provide both sides a briefing of their positions and did not resolve the issues. She would not characterize the meetings as sub-area planning. She felt more time is needed and there are many remaining questions. She preferred commercial or light-industrial uses on the site.

Steve Olson, land owner to the north, had questions on access to his property should WIS/DOT close off his present access to Hwy. 53. Mr. Rooney stated that he is required to provide access to Mr. Olson's property by WIS/DOT.

John Hibbard, 1814 State Street, spoke in opposition. He compared this development to the existing apartment complexes on Imperial Circle and noted potential police calls and concerns with snow plowing of private drives.

Doug Reace, 615 Summer Street, spoke in opposition. He cannot figure how this development benefits the City.

Dan Knapp, 8089 Hillview Road, spoke in support stating this is a good development for the City and the area.

Frank Biermeier, 2222 Janet Avenue, spoke in support. He is a member of the home builders association and this project will be great for the Eau Claire economy and will add needed jobs.

Dan Clumpner, Commonweal Development, spoke in support. He addressed the need for this housing and that it is consistent with the planning efforts of the City. This area is >

James Fedie, 909 Timberview Drive, Altoona, spoke in support. He stated that he has experience with Mr. Rooney's developments and they are all high quality, not like Imperial Circle.

Doug and Kari Graff, 5386 Graff Road, spoke in opposition. They are the adjacent property owners to the west which farm the land for crops. They would prefer commercial development of the land. Kari Graff also said the effects from Equity Center will not go away.

Bill Albright, Menomonie, and part of the Rooney Properties, stated that he attended the meetings and the Town representatives were not reasonable to any development proposal for this land and stated that that they preferred nothing be built on the land.

Don Perry, 5892 Graff Road, and Town Board member, spoke in opposition. He recommended that the development proposals be slowed so that the development is done well.

Bob Rosenstiehl spoke in support. He stated that small businesses like his need the development proposal to get people to work again. Rooney Properties always does high quality development and invited all to visit their other projects.

Mr. Klinkhammer moved to recommend approval of the rezoning with the conditions listed in the staff report, except item 1. e. to modify the design of the 3-plexes to meet the Multi-family Design Manual standards. Mr. Seymour seconded.

Mr. FitzGerald stated he could not support the motion with Condition 1. e. removed and also felt the area needed a sub-area plan first

before the City zones the land.

Mr. Klinkhammer asked to include condition 1. e. in the approval motion if all agreed, which was done.

Mr. Kaiser called the question and the motion carried. Messrs. FitzGerald and Kayser voted no.

2. CONDITIONAL USE PERMIT (CZ-1008) “ Additions to School Campus, St. Mark Lutheran Church and SITE PLAN (SP-1023) “ School and Parking Lot Expansion

Mr. Hibbard rejoined the commission.

St. Mark Lutheran Church is requesting approval to allow expansion of their school and parking lot expansion. The site plans shows a 5,125 square foot school addition with a 37-stall expansion of their parking lot east to Putnam Street. Jamey Bowe, architect representing St. Mark, spoke in support. He described the long-term potential site expansion and drainage.

Jim Rooney, church member, also spoke in support. No one appeared in opposition.

Mr. FitzGerald moved to approve the conditional use permit and the site plan with the conditions listed in the staff report. Mr. Kayser seconded and the motion carried.

3. CONDITIONAL USE PERMIT (CZ-1009) “ Three-plex, 404 Broadway Street

Ed Garlick has submitted a request to convert 404 Broadway Street (former Bolton Refuge House) into a three-plex. There will be two three-bedroom units and one efficiency. The required parking is 6 spaces. Mr. Tufte recommended that a detailed site plan for the parking lot area with screening be submitted and approved.

Mr. Garlick spoke in support. He stated they will maintain the exterior of the structure because of its landmark status. He noted that the garage had been converted to a meeting space by the previous owner.

David Barnes, 420 Fourth Avenue, stated that he had grown up in the house and that his father had converted the structure to a 3-plex in the 1950s. They often had up to 8 persons living in the house. He is concerned that adequate parking be provided.

Gerald Welke, Director of Bolton Refuge House, stated that they averaged 12-14 persons occupying the house at most times.

Mr. Kayser moved to approve the request with the conditions listed in the staff report. Mr. Klinkhammer seconded. Mr. Hibbard requested adding the condition that the number of bedrooms per unit will remain as submitted, which was done, and the motion carried.

4. CONDITIONAL USE PERMIT (CZ-1011) “ Day Care, 2140 Sherwin Avenue

Gary Myers has resubmitted a request to allow a day care center in a C-2 district located at 2140 Sherwin Avenue. This request was previously approved by the Plan Commission two years ago but the approval lapsed. The site plan shows a day care with 2,700 square feet of>

The applicant did not appear, and no one appeared in opposition.

Mr. FitzGerald moved to approve the request with the conditions listed in the staff report. Mr. Kayser seconded and the motion carried. Mr. Seymour voted no.

5. SITE PLAN (SP-1021) “ Parking Lot Expansion, 3806 Oakwood Hills Parkway

Mark Held has submitted a site plan to add 7 parking stalls to an existing parking lot for an office building at 3806 Oakwood Hills Parkway. The site plan show 7 parallel parking stalls added across the driveway from the existing perpendicular parking stalls. The proposal removes an existing 10TM wide grass area from the lot. A 2TM to 4TM high retaining wall will be added to match the site grade.

Mr. Held explained the request from the tenant business which has very few customers, but lacks parking for employees.

Mr. Kayser moved to approve the site plan with the elimination of the western most perpendicular space to the north to provide a turn-around area. Mr. Klinkhammer seconded and the motion carried.

6. SITE PLAN (SP-1022) “ Five Star Plastics, Addition

Bob Johnson has submitted a site plan for an addition to Five Star Plastics at 1339 Continental Drive in Sky Park. The site plan shows a 10,260 square foot addition to the rear of the building. The facade of this addition will match the existing building facade and maintain a 30TM setback from Grover Road, which is the minimum setback. There are silos proposed for the west side of the building and a water cooling tower for the east side.

No one appeared to speak on behalf of the request.

Mr. Kayser moved to approve the site plan with the conditions listed in the staff report and adding a notation to retain the screening trees. Mr. FitzGerald seconded and the motion carried.

7. DISCUSSION

A. Town of Union “ Comprehensive Plan Amendment

Mr. Tufte presented a proposed amendment to the Town of Union Comprehensive Plan. The proposed amendment adds approximately 1,400 acres of commercial/industrial area, 800 acres of rural transition, 800 acres of rural residential, and removes 3,000 acres of exclusive agriculture from the land use map. The proposed amendment proposes significant sprawl development pattern with excessive land consumption and it is not consistent with the Town™s existing agricultural preservation goals and it is not supported by projected needs. He noted that no explanation was given for the proposed amendment. The City and the six surrounding towns™ representative have been in continuing negotiations based on the existing plan and appear to have reached an agreement until this proposal came forth. The commission urged the staff to send the letter objecting to the proposed changes.

B. West Riverside District Plan

Mr. Tufte reported that on June 10 the first meeting with owners/residents from the area was held. Six residents within the planning area expressed interest in serving on the Advisory Committee. It was the consensus of the commission to place all the persons on the Advisory Committee.

8. MINUTES

The minutes of the meeting of June 14, 2010, were approved.

Joe Seymour, Secretary